ORDINANCE NO. 2232

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S OCTOBER 11, 2004 RECOMMENDATION TO APPROVE WITH CONDITIONS THE WOODRUN TOWNHOMES PLANNED RESIDENTIAL DEVELOPMENT (FILE L030395) AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Lee Johnson, herein referred to as applicant, submitted an application to develop a 20-unit townhome, planned residential development (PRD) on 2.6 acres located at 9525 180th Avenue NE; and

WHEREAS, a planned residential development is a Type IV permit decision; and WHEREAS, the Redmond Community Development Guide authorizes the Hearing Examiner to conduct an open record hearing for the planned residential development and make a recommendation with findings of fact, conclusions of law and conditions of approval for the PRD to the City Council for consideration; and

WHEREAS, on September 20, 2004, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Woodrun Townhomes Planned Residential Development (File L030395); and

WHEREAS, on October 11, 2004, the Hearing Examiner recommended approval of the Woodrun Townhomes PRD (File L030395) subject to conditions; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and

conclusions in the Hearing Examiner's recommendation for the Woodrun Townhomes PRD

dated October 11, 2004.

Section 2. Approval. The City Council hereby approves the Woodrun

Townhomes Planned Residential Development, subject to the conditions of approval identified

in the Hearing Examiner's recommendation dated October 11, 2004.

Section 3. Duties of Planning Director. The Planning Director is hereby

authorized and directed to make any appropriate notations on the official zoning map of the City in

order to reflect the approval of the PRD as provided in this ordinance.

Section 4. Severability. If any section, sentence, clause or phrase of this

ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such

invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section,

sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an exercise of a power

specifically delegated to the City's legislative body, is not subject to referendum, and shall take

effect five (5) days after passage and publication of an approved summary thereof consisting of the

title.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

Borne Maltin

BONNIE MATTSON, CITY CLERK

Ordinance No. 2232

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APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

By:

FILED WITH THE CITY CLERK: PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO.: 2232

November 9, 2004

November 16, 2004 November 16, 2004

November 22, 2004

November 27, 2004